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7 *Attorneys for Plaintiff U.S. Bank*
NA, successor trustee to Bank of
8 *America, NA, successor in interest*
to LaSalle Bank, NA, as trustee, on
9 *behalf of the holders of the*
Washington Mutual Mortgage
10 *Pass-Through Certificates,*
11 *WMALT Series 2007-OA5*

12 UNITED STATES DISTRICT COURT

13 DISTRICT OF NEVADA

14 U.S. BANK NA, SUCCESSOR TRUSTEE
TO BANK OF AMERICA, NA,
15 SUCCESSOR IN INTEREST TO
LASALLE BANK, NA, AS TRUSTEE, ON
16 BEHALF OF THE HOLDERS OF THE
WASHINGTON MUTUAL MORTGAGE
17 PASS-THROUGH CERTIFICATES,
WMALT SERIES 2007-OA5,

18 Plaintiff,

19 vs.

20 EAGLE INVESTORS, a Nevada
21 corporation; SHADOW SPRINGS
COMMUNITY ASSOCIATION, a Nevada
22 non-profit corporation,

23 Defendants.
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Case No. 2:16-cv-02785-JCM-NJK

**JOINT MOTION AND STIPULATION
TO TEMPORARILY STAY
LITIGATION**

SHADOW SPRINGS COMMUNITY
ASSOCIATION,

Third-Party Plaintiff,

v.

RED ROCK FINANCIAL SERVICES,
LLC,

Third-Party Defendant.

EAGLE INVESTORS,

Counterclaimant,

v.

U.S. BANK NA, SUCCESSOR TRUSTEE
TO BANK OF AMERICA, NA,
SUCCESSOR IN INTEREST TO
LASALLE BANK, NA, AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH CERTIFICATES,
WMALT SERIES 2007-OA5,

Counter-defendant.

Plaintiff U.S. Bank NA, Successor Trustee to Bank of America, NA, Successor in Interest to LaSalle Bank, NA, as Trustee, on behalf of the Holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2007-OA5 (the "Trust"), Defendant Eagle Investors, Defendant Shadow Springs Community Association (the "HOA"), and Third-party Defendant Red Rock Financial Services, LLC ("Red Rock") (collectively the "Parties"), by and through their respective counsel, hereby move and stipulate to temporarily stay litigation in this case. In support of this motion and stipulation, the Parties state as follows:

1. This is a quiet title action arising from a homeowners' association foreclose sale (the "Sale") of residential property located at 3225 Edinboro Ridge Avenue, North Las Vegas, Nevada, APN 124-25-510-036 (the "Property").

2. The Parties have been engaged in settlement negotiations in an attempt to entirely resolve this case without further litigation.

3. The discovery cut-off in this case is currently December 6, 2017. In an effort to preserve the resources of the Parties and the Court, before the Parties proceed with additional discovery and dispositive motions, the Parties would like to continue settlement negotiations.

4. The Parties request a temporary stay of litigation to conclude negotiations and attempt to resolve this case.

5. Therefore, pursuant to the inherent authority of this Court, the Parties hereby stipulate and agree as follows:

a. All proceedings in the instant case, including motion and other litigation and discovery deadlines, are stayed for three (3) months from the date of an order granting this joint motion;

b. After the expiration of the foregoing period described in (5)(a), the stay shall be automatically lifted;

c. Prior to the automatic expiration of the foregoing period described in (5)(a), any party may unilaterally move to lift the stay;

d. The Parties or any party shall submit a status report to the Court every forty-five (45) days after the date of an order granting this joint motion;

e. Upon lifting of the stay, the Parties shall have two (2) months to finish discovery. All discovery previously issued must be re-served.

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1 Dated this 22nd day of November, 2017.

2 BALLARD SPAHR LLP

3 By: /s/ Justin A. Shiroff

4 Abran E. Vigil

5 Nevada Bar No. 7548

6 Justin A. Shiroff

7 Nevada Bar No. 12869

8 100 North City Parkway, Suite 1750

9 Las Vegas, Nevada 89106

10 *Attorneys for Plaintiff and Counter-*
11 *Defendant the Trust*

12 Dated this 22nd day of November, 2017.

13 KOCH & SCOW LLC

14 By: /s/ Steven B. Scow

15 David R. Koch, Esq.

16 Steven B. Scow, Esq.

17 Brody R. Wight, Esq.

18 11500 South Eastern Avenue, Suite 210

19 Henderson, Nevada 89052

20 *Attorneys for Defendant/Cross-*
21 *Defendant/Counterclaimant Red Rock*
22 *Financial Services*

Dated this 22nd day of November,
2017.

AYON LAW, PLLC

By: /s/ Luis A. Ayon

Luis A. Ayon, Esq.

9205 West Russell Road

Building 3, Suite 240

Las Vegas, Nevada 89148

Attorneys for Defendant Eagle
Investors

Dated this 22nd day of November,
2017.

PENGILLY LAW FIRM

By: /s/ Elizabeth B. Lowell

James W. Pengilly, Esq.

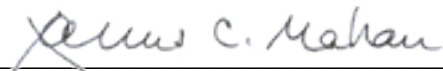
Elizabeth B. Lowell, Esq.

1995 Village Center Cir., Suite 190

Las Vegas, Nevada 89134

Attorneys for Shadow Springs
Community Association

IT IS SO ORDERED.


UNITED STATES DISTRICT JUDGE

November 28, 2017

DATED: _____